



FY19 Q3 QUARTERLY REPORT

A State investment initiative for Baltimore City administered by the Maryland Department of Housing and Community Development



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1200 Block of North Gay Street



Before

After

Introduction

On January 5, 2016, Governor Larry Hogan announced Project C.O.R.E., a four-year partnership with Baltimore City and the Maryland Stadium Authority to remove blight through demolition or stabilization as a catalyst for redevelopment and reinvestment. The Maryland Department of Housing and Community Development (the “Department”), the Maryland Stadium Authority (the “Authority”), the Mayor and City Council of Baltimore, acting through the Baltimore City Department of Housing and Community Development (the “City”), forming a three-track partnership, entered into a Memorandum of Understanding (MOU) for Demolition, Stabilization, and Deconstruction on February 10, 2016. The goal of this partnership is to improve economic opportunity, encourage redevelopment, and improve quality of life in Baltimore City neighborhoods. This report provides a summary of Project C.O.R.E. activities from January through March 2019.

Demolition and Environmental Protocols – Maryland Stadium Authority (MSA)

The Department, the City, and the Authority have worked closely with other agencies and interest groups to establish guidelines for the removal of blight as outlined in the Project Manual. The Project Manual establishes demolition and environmental safety protocols. These best practices include:

- Environmental Assessments/Hazmat Survey: complete Site Assessment/Hazardous Material Survey on all properties to identify asbestos, lead, polychlorinated biphenyl (PCB), or any other potential hazards.
- Onsite Compliance Monitoring: onsite environmental/protocols compliance monitoring services
- Dust Monitoring: dust monitoring during all demolition and debris removal operations to monitor the effectiveness of dust suppression procedures and potential exposure levels.
- Fill Requirements: clean fill for all excavations and prohibition of use of crushed demolition debris.
- Sidewalk Replacement: replacement of sidewalks along public sides of demolished properties.
- Site Security: detailed site security measures to ensure the safety of the general public.

Stabilization and Preservation

The Department and the Authority are required under the Maryland Historical Trust Act of 1985 to consult with the Maryland Historical Trust to determine whether or not the work would adversely affect historic properties that fall within boundaries of historic districts in Baltimore City. To that end, a programmatic agreement was signed and executed on September 8, 2016. One aspect of the agreement is that a minimum of 10 percent of Project C.O.R.E. resources will go toward building stabilization projects.

Property Identification

Project CORE funds are targeted primarily in areas of the city which have the highest levels of vacancy. Baltimore City has 297 distinct neighborhoods, of which 120 are in a Stressed Housing Market, according to Baltimore City’s 2014 Housing Market Typology. A Stressed Market is one where 6% to 30% of the housing stock is vacant. Since the launch of Project C.O.R.E. the Department and the City have worked to develop four strategic lists of properties for demolition or deconstruction. These lists are referred to as the “phases” of the C.O.R.E. initiative.

For Fiscal Year 2016, the Department and the City identified and executed an initial list (Phase 1) of 455 blighted properties for demolition. The FY17 list (Phase 2) was executed on October 11, 2017 and identified 124 properties for demolition. During FY18 Quarter 4, both the Phase 3 and Phase 4 lists were officially executed. Phase 3 identified 491 properties for demolition and or deconstruction while Phase 4 identified 512 properties for demolition or deconstruction.

In an effort to reduce violent crime and increase the pace of demolitions, the Department and the City identified properties in high crime areas that can also move through legal due process at an accelerated rate, enabling the Maryland Stadium Authority to expand its workload. As of Quarter 3 of FY19, Baltimore City has released 16 Notices to Proceed (NTP) to MSA containing 897 properties for demolition or deconstruction.¹ The City is continuing to undertake the legal processes necessary to prepare remaining properties for either demolition or deconstruction.²

Demolition progress over this quarter was impacted by a utility abandonment re-verification process by Baltimore Gas & Electric. The process has been completed and demolition and deconstruction activity has proceeded.

¹ This corrects and updates the information reported in previous quarters, which included duplicated properties released on two different NTPs, reducing the official NTP release count through NTP 16 from 910 to 897 properties.

² As properties are removed from the list due to a variety of reasons such as emergency demolitions and conversion to stabilization, the number of properties on each executed phase list will change.

Redevelopment

The State's \$75 million investment in demolition, deconstruction, and stabilization activities is being matched at a minimum rate of 25 percent by Baltimore City. Furthermore, Project C.O.R.E. has been supported by more than \$600 million in complementary Department financing. The following Department programs are complementing Project C.O.R.E. investment: Multifamily Housing, Neighborhood BusinessWorks, Single Family Housing, Community Legacy, and the Baltimore Regional Neighborhood Initiative. This complimentary DHCD funding is leveraging substantial additional private sector investment.

From the inception of Project C.O.R.E. through March 2019, the programs have invested \$435,496,662 in Baltimore City - leveraging \$1,807,964,071 in other private, public and philanthropic dollars for total project costs of \$2,243,460,733. Additionally, the aforementioned programs have supported \$153,521,018 in awarded funds in Project C.O.R.E. areas leveraging \$889,945,826 for total project costs of \$1,043,466,844.

The following chart details how Project C.O.R.E. funds have been leveraged. Please note that Project C.O.R.E. areas (E, F, G, and H) are defined in accordance with Baltimore City's 2014 Housing Market Typology.

DHCD Program Investments Shown in Relation to Project C.O.R.E. Areas

Neighborhood Revitalization		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY	Program	Awards	Award Amount	Total Project Cost	In	Out	In	Out
2016	BRNI	14	\$2,870,000	\$26,637,626	\$920,000	\$1,950,000	\$1,636,844	\$25,000,782
2016	CL	7	\$1,300,000	\$7,751,525	\$1,150,000	\$150,000	\$7,423,025	\$328,500
2016	SDF-CORE	12	\$9,132,607	\$24,750,764	\$8,407,607	\$725,000	\$23,646,064	\$1,104,700
2017	BRNI	28	\$3,101,199	\$29,128,315	\$2,145,000	\$956,199	\$26,814,317	\$2,313,998
2017	CL	16	\$2,308,000	\$15,510,561	\$1,508,000	\$800,000	\$10,761,011	\$4,749,550
2017	SDF-CORE	32	\$18,000,000	\$149,769,679	\$14,080,000	\$3,920,000	\$140,308,090	\$9,461,589
2018	BRNI	34	\$7,225,000	\$26,663,031	\$2,395,000	\$4,830,000	\$9,762,176	\$16,900,855
2018	CL	14	\$3,914,500	\$10,809,116	\$1,959,500	\$1,955,000	\$7,196,732	\$3,612,384
2018	SDF-CORE	27	\$22,375,000	\$99,140,037	\$15,000,000	\$7,375,000	\$68,908,731	\$30,231,306
2019	BRNI	52	\$7,940,000	\$85,725,945	\$5,265,000	\$2,675,000	\$59,803,271	\$25,922,674
2019	CL	7	\$1,750,000	\$42,309,663	\$1,150,000	\$600,000	\$5,786,663	\$36,523,000
2019	SDF-CORE	7	\$22,298,842	\$30,202,401	\$21,948,842	\$350,000	\$29,372,448	\$829,953
Totals		250	\$102,215,148	\$548,398,663	\$75,928,949	\$26,286,199	\$391,419,372	\$156,979,291

CDA Multifamily		Baltimore City			Project C.O.R.E. Areas			
		Totals			State Funds		Total Project Cost	
FY		Awards	State Funds	Total Project Cost	In	Out	In	Out
2016		19	\$21,844,146	\$381,131,774	\$12,487,217	\$9,356,929	\$167,421,384	\$213,710,390
2017		18	\$10,341,671	\$459,058,834	\$5,932,785	\$4,408,886	\$135,329,758	\$323,729,074
2018		10	\$9,107,919	\$237,611,430	\$1,045,000	\$8,062,919	\$82,568,685	\$155,042,745
2019		5	\$8,930,000	\$225,076,607	\$7,440,000	\$1,490,000	\$198,125,616	\$26,950,991
Totals		52	\$50,223,736	\$1,302,878,645	\$26,905,002	\$23,318,734	\$583,445,443	\$719,433,200

Neighborhood BusinessWorks		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY		Awards	Award Amount	Total Project Cost	In	Out	In	Out
2016		45	\$2,735,000	\$19,543,348	\$745,000	\$1,990,000	\$2,796,000	\$16,747,348
2017		5	\$2,830,000	\$24,599,473	\$1,380,000	\$1,450,000	\$17,043,962	\$7,555,511
2018		7	\$13,081,069	\$57,010,272	\$200,000	\$12,881,069	\$400,000	\$56,610,272
2019		6	\$2,690,615	\$29,309,238	\$0	\$2,690,615	\$0	\$29,309,238
Totals		63	\$21,336,684	\$130,462,331	\$2,325,000	\$19,011,684	\$20,239,962	\$110,222,369

CDA Single Family (MMP)		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY		Loans	Loan Amount	Total Loan Amount	In	Out	In	Out
2016		631	\$99,193,323	\$99,193,323	\$12,951,817	\$86,241,506	\$12,951,817	\$86,241,506
2017		428	\$66,267,936	\$66,267,936	\$12,203,879	\$54,064,057	\$12,203,879	\$54,064,057
2018		360	\$56,552,272	\$56,552,272	\$12,617,711	\$43,934,561	\$12,617,711	\$43,934,561
2019		243	\$39,707,563	\$39,707,563	\$10,588,660	\$29,118,903	\$10,588,660	\$29,118,903
Totals		1,662	\$261,721,094	\$261,721,094	\$48,362,067	\$213,359,027	\$48,362,067	\$213,359,027

All Programs		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY		Loans/Awards	Loan Amount	Total Loan Amount	In	Out	In	Out
Totals		2,027	\$435,496,662	\$2,243,460,733	\$153,521,018	\$281,975,644	\$1,043,466,844	\$1,199,993,887

1) All data pulled from clean data and geocoded to verify if the given address is within the "Project C.O.R.E. Areas" (Baltimore City 2014 Housing Typology - E, F, G, or H). 2) Total Project Cost includes the Award Amount and State Funds and should not be summed to avoid double counting. 3) Total Project Costs for active fiscal years may fluctuate depending on a projects' standing within the award management cycle. 4) SDF-CORE numbers reported above include the projects representing encumbrances to Maryland Stadium Authority, the University of Maryland and other administration related to the MSA strategic demolition track. This is not representative of what has been disbursed to date. 5) State Funds is the combination of the the following programs: Rental Housing Program (RHL), Rental Housing Works (RHW), Partnership Rental Housing Program (PRHP), Shelter & Transitional Housing Facilities Grants (THG), and Financial Adjustment Factor (FAF).

Blight Removal Status: Fiscal Year 19 Quarter 3

From January 2016 through March 2019, the Authority, the City of Baltimore, and the Department removed a total of 2,681 units of blight through demolition, deconstruction, or stabilization. The summary chart below highlights key information³:

Project C.O.R.E. Units of Blight Removed 1/1/2016 to 3/30/2019			
	Completed	In Process	Total Completed and In Process
Maryland Stadium Authority Demolition	382	503	885
MOU Deconstruction	149	95	244
MD DHCD Request for Applications	786	472	1,258
Baltimore City Demolition, Deconstruction and Stabilization	1,364	139	1,503
Total	2,681	1,209	3,890

Project C.O.R.E. Request for Applications

Through the Department’s Project C.O.R.E. Request for Applications (RFA) competitive application process, funding has been made available for redevelopment projects that can move forward quickly, achieve significant leverage and redevelopment goals, and encourage innovation and creativity by the private sector and nonprofit sponsors committed to Baltimore City’s revitalization.

Specific activities eligible for Project C.O.R.E. funding are:

- *Acquisition*: costs associated with purchasing vacant buildings and/or land. Properties may be owned by private or public entities. Related-party acquisitions will be subject to additional review by DHCD.
- *Demolition*: cost to demolish blighted structures.
- *Stabilization*: cost to complete structural and other critical repairs necessary to stabilize an existing structure, remove any materials that will not be used in the completed project, remove hazardous materials (e.g. asbestos, lead paint, etc.) and other costs approved by DHCD that are associated with preparing a currently vacant structure for redevelopment.
- *Site Development*: cost associated with the preparation of vacant site for new construction activities, including the removal of unsuitable soils/fill, hazardous materials, and the installation of new infrastructure (off-site and on-site).
- *Architectural and Engineering*: cost of architectural and engineering professional services directly associated with demolition, stabilization and site development aspects of the proposed project.

Projects that significantly build upon existing community strengths and assets are a priority. These strengths and assets include but are not limited to:

- Proximity to 21st Century School investments.
- Proximity to Anchor Institutions (such as universities and hospitals).
- Proximity to other major investments, including major rental preservation projects such as the Rental Assistance Demonstration (RAD) initiative.
- Proximity to transit and transit-oriented development, including the Maryland Department of Transportation BaltimoreLink and CityLink corridors of focus.
- Implementation of recent or new comprehensive plans, such as Baltimore City’s Green Network Plan.
- Reuse of landmark historic buildings.
- Projects that build upon and expand residential market strength for instance through homeownership in designated historic districts.

³ In Process: Demo has started or property was released for demolition. Baltimore City Stabilizations reporting as of May 2019.

The Department has awarded 65 projects through the RFA process for a total of \$33.4 million. State funds will leverage nearly \$195 million in other public, private and philanthropic dollars, for a total project cost exceeding \$225 million.⁴ In addition to Project C.O.R.E.’s demolition and deconstruction activities, the RFA process allows the Department to fund predevelopment activities that will put existing vacant lots and buildings back into use. Project C.O.R.E. RFA funding will support the new construction of more than 300 housing units and the expansion of the city’s inventory of usable green space. Individual project award details for FY16 through FY18 are included in the Exhibits portion of this report.

SDF-CORE RFA Award Summary			
FY	No. Awards	Total Award Amount	Total Project Cost
2016	10	\$2,775,000	\$17,705,657
2017	31	\$16,110,000	\$121,369,679
2018	24	\$14,515,000	\$89,224,612
Totals	65	\$33,400,000	\$228,299,948 ⁵

Being that the FY2019 Project C.O.R.E. allocation is dedicated to MSA demolition and deconstruction activities, the Department did not hold a competitive RFA round. To gain an understanding of the demand for this program, in FY19 Quarter 1, the Department solicited Requests for Intent (RFI) from potential C.O.R.E. applicants should funding be available for a future RFA round. The Department received 58 responses to the Request for Information (RFI) totaling \$128 million in potential requests.

Community Outreach & Events

As the Project C.O.R.E. initiative progresses, the Department spotlights Project C.O.R.E. activities. In Quarter 3, an event in the Druid Heights community of West Baltimore initiated the elimination of 10 blighted units on the 500 block of Baker Street. Slated for deconstruction, the block was taken down by Humanim’s Details program and salvaged for reusable lumber and brick. The removal of the buildings complements other investment happening in the immediate area, including the development of the second phase of Bakers View, which will create 70 new units of affordable homeownership adjacent to Bakers View I. There will also be two new parks in the neighborhood, including Gateway Park and Cab Calloway Park, a three-acre park that will also include a playground. The event was attended by state and local government officials including Baltimore City Housing Commissioner Michael Braverman, Councilman Leon Pinkett, and Secretary Kenneth Holt of the Maryland Department of Housing and Community Development.



Figure 1 – Baker Street demolition event on March 13, 2019

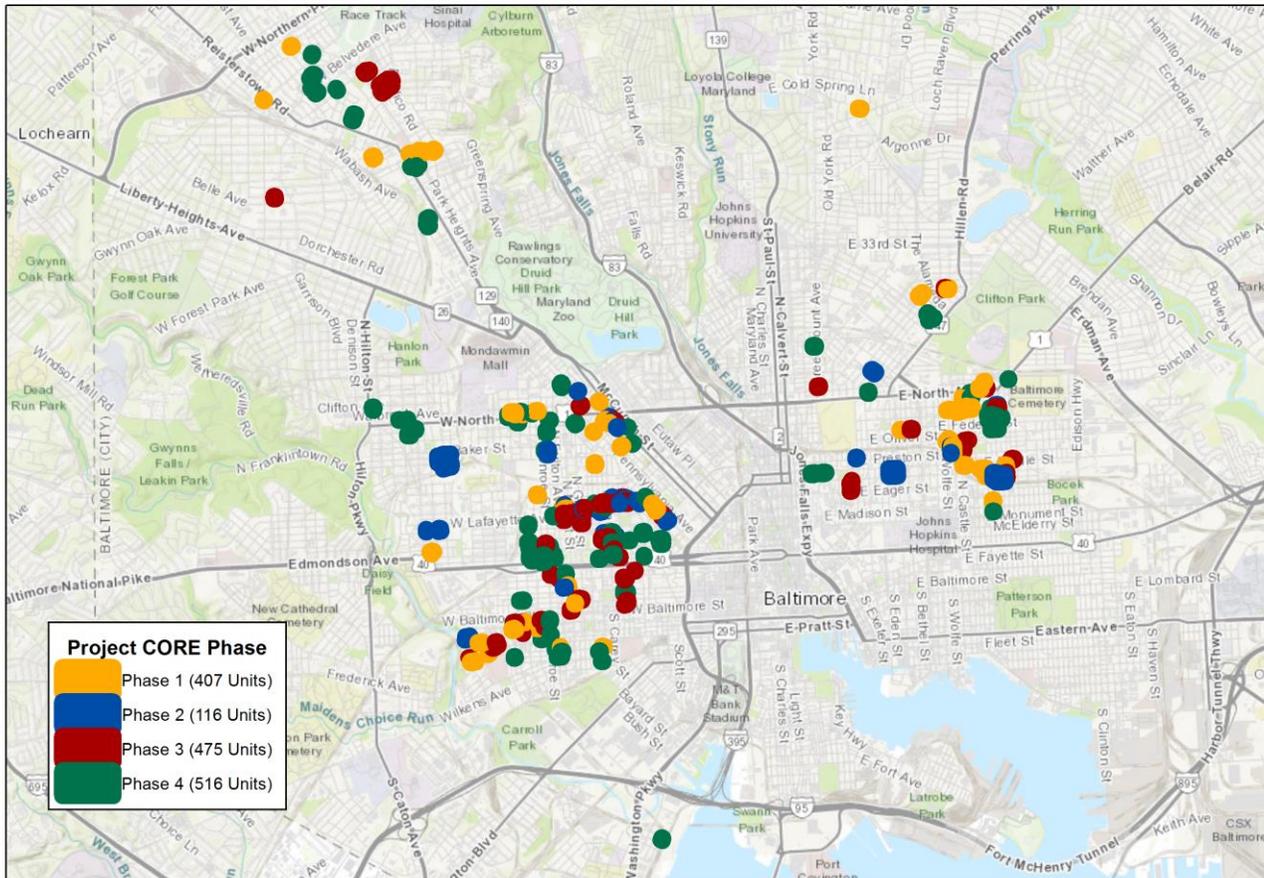
⁴ This updates and corrects the \$212 million leverage number previously reported.

⁵ Chart represents awarded projects through the three competitive rounds held FY 2016, FY 2017 and FY 2018. Standard summaries of SDF-CORE consistent with the Annual Report include project between FY 2016 and FY 2019 representing what has been encumbered to the Maryland Stadium Authority Strategic Demolition track for administration and related projects.

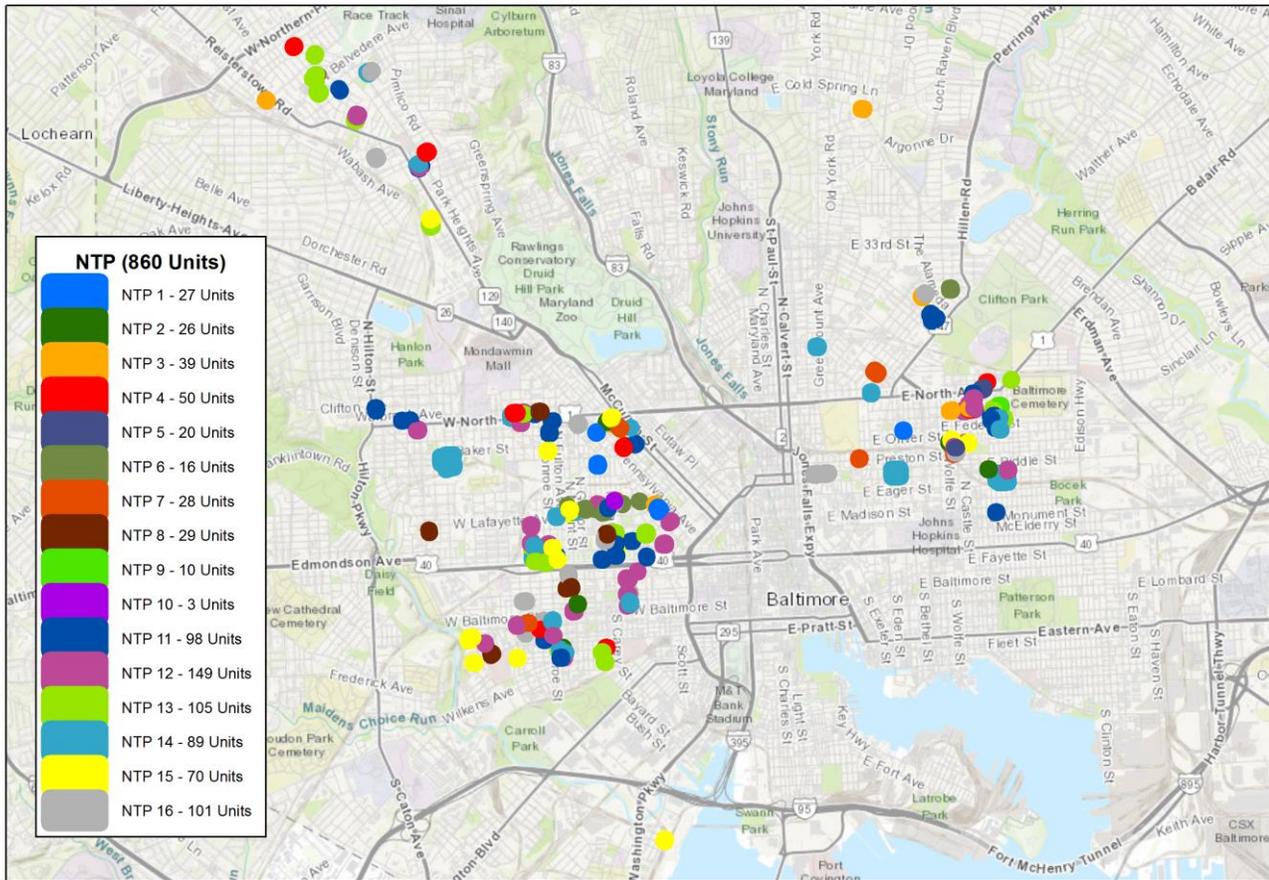
Exhibits

Exhibit A: Project C.O.R.E. Maps

**Project CORE Properties by Phase
as of March 2019**



Notices to Proceed (NTP) Issued to MSA as of March 2019



Project Locations of Project C.O.R.E. Requests for Intent

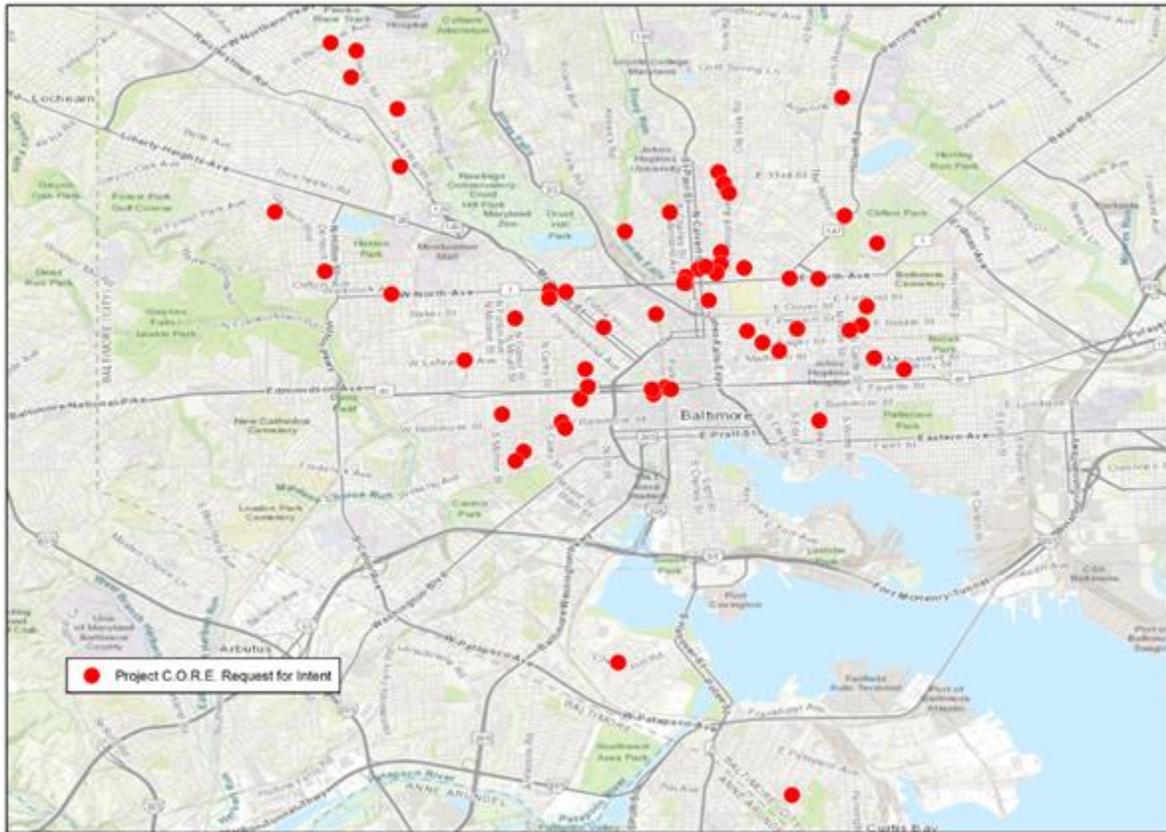


Exhibit B: Approved Properties for Demolition⁶

Cluster	Units	Phase
0320 - 0330 S FRANKLINTOWN ROAD	6	1
0536 - 0558 BAKER ST	12	1
0554 - 0572 PRESSTMAN ST	10	1
1026 - 1034 N PATTERSON PARK AVE	5	1
106-116 S CALVERTON ROAD	6	1
1100 - 1104 N PATTERSON PARK AVE	3	1
1100 - 1108 APPLETON ST	5	1
1100 - 1122 N MILTON AVE	12	1
1304 - 1324 N WASHINGTON ST	11	1
1308-1326 ARGYLE AVE	10	1
1328 - 1350 N WASHINGTON ST	12	1
1344 -1356 N CALHOUN ST	5	1
1400-1402 MCHENRY ST	2	1
1404 - 1406 WHITELOCK ST	2	1
1408 - 1410 N GAY ST	2	1
1424- 1432 N GAY ST	5	1
1501 - 1507 E FEDERAL ST	4	1
1563 - 1575 ABBOTSTON ST	7	1
1627-1635 W Fayette ST	5	1
1700 - 1722 N CASTLE ST	12	1
1703 - 1707 MOSHER ST	3	1
1705 - 1735 N CASTLE ST	6	1
1710 - 1712 MOSHER ST	2	1
1710 - 1724 N COLLINGTON AVE	8	1
1714-1722 N CHAPEL ST	5	1
1717-1725 N CHAPEL	5	1
1731 - 1737 N CHESTER ST	4	1
1739 - 1751 N CHESTER ST	7	1
1800-26 & 1834-44 N CHESTER ST	20	1
1803 - 1805 N CHESTER ST	2	1
1813 - 1819 DOVER ST	4	1
1904 - 1922 HERBERT ST	10	1
1931-1933 N PATTERSON PARK	2	1
2021-2041 E Biddle ST	11	1
2023 - 2027 HERBERT ST	3	1
2101 - 2113 BOOTH ST	7	1
2102 - 2138 HERBERT ST	19	1
2105 - 2109 HERBERT ST	3	1

⁶ As properties are removed from the list due to a variety of reasons such as emergency demolitions and conversion to stabilization, the number of properties on each executed phase list will decrease.

Cluster	Units	Phase
213-225 N BRUCE ST	7	1
2203 - 2213 HENNEMAN AVE	6	1
2217 - 2235 HENNEMAN AVE	10	1
22-26 S PAYSON ST	3	1
2228 - 2234 ETTING ST	4	1
2228-2242 E North AVE	8	1
229-231 N BRUCE ST	2	1
236 - 238 S CALHOUN ST	2	1
2503 - 2507 EMERSON ST	3	1
2531 - 2533 EMERSON ST	2	1
2600 - 2614 ROSEWOOD AVE	8	1
2611 - 2621 HAFFER ST	6	1
2614 - 2622 LOYOLA NORTHWAY	5	1
2700 - 2710 KENNEDY AVE	6	1
2704 - 2710 BOARMAN AVE	4	1
2758-2770 FENWICK AVE	7	1
301-307 S CATHERINE ST	4	1
4108 - 4110 HAYWARD AVE	2	1
4303 PARK HEIGHTS AVE.	1	1
4305- 4319 PARK HEIGHTS AVE	8	1
4402 - 4404 SAINT GEORGES AVE	2	1
4402 - 4414 DAYTONA AVE	7	1
5414 - 5416 DENMORE AVE	2	1
604 - 612 BAKER ST	5	1
615-629 N FRANKLINTOWN ROAD	8	1
635-637/1340-1342 W LAFAYETTE/ARGYLE AVE	4	1
806-824 N BRADFORD ST	10	1
904 - 930 N MOUNT ST	14	1
0078 - 0084 S FRANKLINTOWN ROAD	2	2
0205 & 0209 N FULTON AVE	2	2
0701 MOSHER ST	1	2
0801 - 0817 N DUKELAND ST	9	2
0905 - 0907 N CALHOUN ST	2	2
1006 - 1012 N ARLINGTON AVE	4	2
1020 - 1030 N STOCKTON ST ST	6	2
1040 - 1044 AND 1201 RIGGS AVE N STOCKTON ST	4	2
1125 RIGGS AVE	1	2
1138 MOSHER ST	1	2
1140 - 1142 ARGYLE AVE	2	2
1202 HARLEM AVE	1	2
1210-1214 SMITHSON ST	3	2

Cluster	Units	Phase
1308-1312 HARLEM AVE	3	2
1401 E BIDDLE ST	1	2
1423 MOSHER ST	1	2
1500 MYRTLE AVE	1	2
1511 ASHBURTON ST	1	2
1513-1517 MOSHER ST	3	2
1522-1544 MCKEAN AVE	12	2
1546 - 1556 MCKEAN AVE	6	2
1704 MOSHER ST	1	2
1919 - 1927 E HOFFMAN ST	5	2
1920 - 1924 E PRESTON ST	3	2
2042 - 2046 E HOFFMAN ST	3	2
2200 AISQUITH ST	1	2
2229 ETTING ST	1	2
2333 E CHASE ST	1	2
2401 - 2419 E LAFAYETTE AVE	10	2
2508 - 2514 SALEM ST	4	2
2858 - 2860 W LANVALE ST	2	2
501 - 507 GOLD ST	4	2
502-522 BAKER ST.	10	2
5205 BEAUFORT AVE	1	2
932 - 938 E PRESTON ST	4	2
134-152 PLUS DESC. WILLARD ST	11	3
0004 - 0016 N MOUNT ST	7	3
0115 - 0119 N CARROLLTON AVE	3	3
0123 - 0129 S CALVERTON ROAD	4	3
0131 - 0153 WILLARD ST	12	3
0317 - 0321 N MONROE ST	3	3
0327 - 0331 STINSON ST	3	3
0502 - 0508 N CARROLLTON AVE	4	3
0503 - 0507 BAKER ST	3	3
0533 - 0539 N CAREY ST	4	3
0600 - 0616 N CAREY ST	9	3
0628 - 0648 N CAREY ST	11	3
0631 - 0641 N CALHOUN ST	6	3
0803 - 0833 N GILMOR ST	16	3
0927 - 0929 N MOUNT ST	2	3
1000 N ARLINGTON AND 1102- 1122 MOSHER N MOSHER ST	11	3
1001 - 1017 VALLEY ST	9	3
1014 - 1020 N CARROLLTON AVE	3	3
1020 - 1044 N MILTON AVE	13	3
1034 - 1038 SARAH ANN ST	3	3

Cluster	Units	Phase
1046 - 1054 N MILTON AVE	5	3
1081 - 1087 W FAYETTE ST	4	3
1100 AND 9 W FAIRMOUNT AND CARROLLTON AVE	2	3
1115 - 1117 RIGGS AVE	2	3
1123 - 1145 W SARATOGA ST	9	3
1200 - 1212 & 1218-1224 ARGYLE AVE	11	3
1200 MOSHER ST	1	3
1202 - 1238 MOSHER ST	19	3
1213 EDMONDSON AVE	1	3
1221 - 1223 SMITHSON ST	2	3
1300 - 1346 MOSHER ST	24	3
1402 - 1408 N CHESTER ST	4	3
1407 - 1413 N CHESTER ST	4	3
1500 - 1518 TRACTION ST	10	3
1505 - 1507 MOSHER ST	2	3
1600 - 1614 W FAYETTE ST	6	3
1601 - 1617 E FEDERAL ST	9	3
1618-1626 W LAFAYETTE AVE	5	3
1622 - 1624 W FAYETTE ST	2	3
1701 - 1711 E 28TH ST	6	3
1703 - 1735 N MONTFORD AVE	17	3
1706 - 1736 N PORT ST	16	3
1712 - 1724 W LAFAYETTE AVE	7	3
1717 - 1723 W LAFAYETTE AVE	4	3
1802 - 1816 W SARATOGA ST	8	3
1939 HOLLINS ST	1	3
2001 - 2011 GREENMOUNT AVE	6	3
2025 - 2047 E HOFFMAN ST	12	3
2027 - 2041 ELLSWORTH ST	8	3
2058 - 2060 E HOFFMAN ST	2	3
2117 - 2123 BOOTH ST	4	3
2201 - 2221 BOOTH ST	11	3
2204 - 2230 DRUID HILL AVE	14	3
2312 - 2316 E NORTH AVE	3	3
2514 - 2532 E BIDDLE ST	10	3
3 - 9 S PAYSON ST	4	3
3000 - 3120 WOODLAND AVE	26	3
3011 - 3037 WOODLAND AVE	14	3
3103 - 3129 WOODLAND AVE	14	3
3105-07 & 4930-32 W GARRISON AVE & PALMER AVE	4	3
3113-3115 W GARRISON AVE	2	3

Cluster	Units	Phase
4027 - 4027.5 BOARMAN AVE	2	3
508 - 510 GOLD ST	2	3
618-624 N MONROE ST	4	3
900 - 910 E EAGER ST	5	3
900 N GILMOR ST, 1600-08 W LAFAYETTE AVE	6	3
911 & 1023 - 1029 E CHASE & VALLEY ST	4	3
0002 - 0010 S MONROE ST	6	4
0102 - 0110 S MONROE ST	5	4
0116 - 0128 N CARLTON ST	7	4
0121 - 0125 S PAYSON ST	3	4
0300 - 0308 S NORRIS ST	5	4
0306 - 0316 FURROW ST	6	4
0401 - 0405 S NORRIS ST	3	4
0401 - 0421 E BIDDLE ST	11	4
0500 - 0506 N CALHOUN ST	4	4
0501 - 0511 N BRICE ST	6	4
0516 - 0522 N BRICE ST	4	4
0517 - 0523 N CAREY ST	4	4
0526 - 0534 N BRICE ST	5	4
0601 - 0609 E BIDDLE ST	5	4
0601 - 0609 N MONROE ST	5	4
0602 - 0620 N BRICE ST	10	4
0607 - 0627 N BRICE ST	11	4
0615 - 0621 E BIDDLE ST	4	4
0617 - 0625 N CAREY ST	5	4
0624 - 0630 N BRICE ST	4	4
0706 - 0710 N BRADFORD ST	3	4
0711 - 0719 N CAREY ST	5	4
0800 - 0810 N BRICE ST	6	4
0802 - 0822 EDMONDSON AVE	11	4
0803 - 0817 EDMONDSON AVE	8	4
0908 - 0920 HARLEM AVE	7	4
0954 - 0956 W FRANKLIN ST	2	4
1105 - 1117 W LEXINGTON ST	7	4
1309 - 1317 MOSHER ST	5	4
1406 - 1420 MOSHER ST	8	4
1430 - 1438 ARGYLE AVE	5	4
1501 - 1509 N MONTFORD AVE	5	4
1501 - 1513 N BRADFORD ST	7	4
1512 - 1516 N MONTFORD AVE	3	4
1519 - 1527 N MONROE ST	5	4

Cluster	Units	Phase
1550 - 1562 RICHLAND ST	7	4
1563 - 1569 RICHLAND ST	4	4
1602 - 1618 N BRADFORD ST	9	4
1603 - 1619 N PORT ST	9	4
1605 - 1625 N MONTFORD AVE	11	4
1606 - 1612 N PORT ST	4	4
1625 - 1637 N BRADFORD ST	7	4
1626 - 1638 N BRADFORD ST	7	4
1701 - 1733 N BRADFORD ST	17	4
1702 - 1712 N MONTFORD AVE	6	4
1704 - 1718 MCKEAN AVE	8	4
1708 GORSUCH AVE	1	4
1716 - 1728 N CAREY ST	7	4
1731 - 1733 GORSUCH AVE	2	4
1742 - 1744 GORSUCH AVE	2	4
1800 - 1806 W LAFAYETTE AVE	5	4
1801 - 1805 LAURETTA AVE	3	4
1801 - 1815 MCHENRY ST	8	4
1806 - 1812 LAURETTA AVE	4	4
1807 - 1817 WILHELM ST	6	4
1808 - 1816 POPLAR GROVE ST	5	4
1820 - 1824 N PULASKI ST	3	4
1823 - 1835 WILHELM ST	7	4
1827 MCKEAN AVE	1	4
1828 - 1836 MCHENRY ST	5	4
1834 - 1842 N COLLINGTON AVE	5	4
1840 - 1844 MCHENRY ST	3	4
1900 - 1904 EDMONDSON AVE	3	4
1900 - 1912 LAURETTA AVE	7	4
1903 - 1909 N PULASKI ST	4	4
1903 - 1917 SAPP ST	8	4
1908 - 1924 W FRANKLIN ST	9	4
1911 - 1917 N PULASKI ST	4	4
1919 - 1927 ETTING ST	5	4
1945 HERBERT ST	1	4
1949 BELAIR ROAD	1	4
2025 - 2039 HARLEM AVE	8	4
2123 - 2131 VINE ST	5	4
2125 - 2133 E NORTH AVE	5	4
2143 - 2151 VINE ST	5	4
2162 - 2174 HOLLINS ST	6	4
2200 - 2202 W NORTH AVE	2	4
2203 - 2207 CEDLEY ST	3	4

Cluster	Units	Phase
2430 - 2438 E CHASE ST	5	4
2452 - 2462 GREENMOUNT AVE	6	4
2701 CLASSEN AVE	1	4
2704 - 2712 CLASSEN AVE	5	4
2709 CLASSEN AVE	1	4
2713 CLASSEN AVE	1	4
2912 - 2918 SPRINGHILL AVE	4	4
2919 - 2935 WESTWOOD AVE	9	4
2933 HERBERT ST	1	4
3003 - 3007 HERBERT ST	3	4
316-332 N BRUCE ST	9	4
3207 CLIFTON AVE	1	4
3502 W GARRISON AVE	1	4
3514 - 3526 LUCILLE AVE	7	4
3600 - 3606 LUCILLE AVE	4	4
3700 - 3708 SPAULDING AVE	5	4
3707 - 3717 W BELVEDERE AVE	6	4
3808 - 3814 TOWANDA AVE	4	4
4301 - 4305 REISTERSTOWN ROAD	3	4
434-436 Consolidated BLOOM ST	1	4
5202 BEAUFORT AVE	1	4
5204 BEAUFORT AVE	1	4
5207 BEAUFORT AVE	1	4
5301 - 5303 DENMORE AVE	2	4
626-628 N ARLINGTON	2	4

Exhibit C: Fiscal Year 2019 Notices to Proceed (NTPs) as of December 31, 2018 7

NTP	Cluster	Units
12	0004 - 0016 N MOUNT ST	7
12	0102 - 0110 S MONROE ST	5
12	0115 - 0119 N CARROLLTON AVE	3
12	0800 - 0810 N BRICE ST	6
12	0803 - 0817 EDMONDSON AVE	8
12	1034 - 1038 SARAH ANN ST	3
12	1100 AND 9 W FAIRMOUNT AND CARROLLTON AVE	2
12	1123 - 1145 W SARATOGA ST	9
12	1140 - 1142 ARGYLE AVE	2
12	1406 - 1420 MOSHER ST	8
12	1702 - 1712 N MONTFORD AVE	6
12	1705 - 1735 N CASTLE ST	6
12	1710 - 1724 N COLLINGTON AVE	8
12	1803 - 1805 N CHESTER ST	2
12	1807 - 1817 WILHELM ST	6
12	1808 -1816 POPLAR GROVE ST	5
12	1820 - 1824 N PULASKI ST	3
12	1834 - 1842 N COLLINGTON AVE	5
12	1900 - 1904 EDMONDSON AVE	3
12	1900 - 1912 LAURETTA AVE	7
12	1911 - 1917 N PULASKI ST	4
12	1919 - 1927 E HOFFMAN ST	5
12	1939 HOLLINS ST	1
12	2025 - 2039 HARLEM AVE	8
12	2162- 2174 HOLLINS ST	6
12	2229 ETTING ST	1
12	2430 - 2438 E CHASE ST	5
12	2503 - 2507 EMERSON ST	3
12	2709 CLASSEN AVE	1
12	3514 - 3526 LUCILLE AVE	7
12	618-624 N MONROE ST	4
13	0300 - 0308 S NORRIS ST	5
13	0401 - 0405 S NORRIS ST	3
13	0501 - 0511 N BRICE ST	6
13	0516 - 0522 N BRICE ST	4
13	0602 - 0620 N BRICE ST	10
13	0624 - 0630 N BRICE ST	4
13	0711 - 0719 N CAREY ST	5
13	0908 - 0920 HARLEM AVE	7

⁷ Chart includes properties slated for demolition in addition to properties to be deconstructed. Maps in Exhibit A show only the locations of properties that have been demolished or are awaiting demolition.

NTP	Cluster	Units
13	1603 - 1619 N PORT ST	9
13	1701 - 1733 N BRADFORD ST	17
13	1840 - 1844 MCHENRY ST	3
13	1903 - 1909 N PULASKI ST	4
13	1908 - 1924 W FRANKLIN ST	9
13	1949 BELAIR ROAD	1
13	2912 - 2918 SPRINGHILL AVE	4
13	3600 - 3606 LUCILLE AVE	4
13	3700 - 3708 SPAULDING AVE	5
13	5202 BEAUFORT AVE	1
13	5204 BEAUFORT AVE	1
13	5207 BEAUFORT AVE	1
13	5301 - 5303 DENMORE AVE	2
14	0002 - 0010 S MONROE ST	6
14	0526 - 0534 N BRICE ST	5
14	0607 - 0627 N BRICE ST	11
14	0927 - 0929 N MOUNT ST	2
14	1081 - 1087 W FAYETTE ST	4
14	1401 E BIDDLE ST	1
14	1501 - 1509 N MONTFORD AVE	5
14	1511 ASHBURTON ST	1
14	1605 - 1625 N MONTFORD AVE	11
14	1800 - 1806 W LAFAYETTE AVE	5
14	1801 - 1815 MCHENRY ST	8
14	1828 - 1836 MCHENRY ST	5
14	1903 - 1917 SAPP ST	8
14	2200 - 2202 W NORTH AVE	2
14	2333 E CHASE ST	1
14	2452 - 2462 GREENMOUNT AVE	6
14	2704 - 2712 CLASSEN AVE	5
14	3113-3115 W GARRISON AVE	2
14	434-436 Consolidated BLOOM ST	1
15	0078 - 0084 S FRANKLINTOWN ROAD	2
15	0306 - 0316 FURROW ST	6
15	0601 - 0609 N MONROE ST	5
15	1213 EDMONDSON AVE	1
15	1424- 1432 N GAY ST	5
15	1519 - 1527 N MONROE ST	5
15	1606 - 1612 N PORT ST	4
15	1801 - 1805 LAURETTA AVE	3
15	2058 - 2060 E HOFFMAN ST	2
15	2203 - 2207 CEDLEY ST	3
15	2611 - 2621 HAFER ST	6

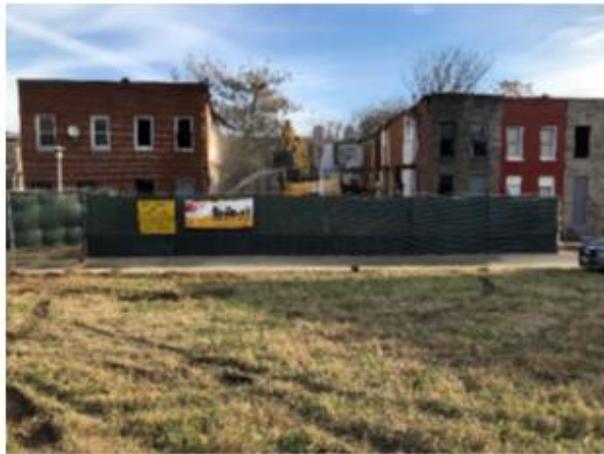
NTP	Cluster	Units
15	3808 - 3814 TOWANDA AVE	4
15	502-522 BAKER ST.	10
15	904 - 930 N MOUNT ST	14
16	0116 - 0128 N CARLTON ST	7
16	0123 - 0129 S CALVERTON ROAD	4
16	0401 - 0421 E BIDDLE ST	11
16	0533 - 0539 N CAREY ST	4
16	0601 - 0609 E BIDDLE ST	5
16	0615 - 0621 E BIDDLE ST	4
16	0631 - 0641 N CALHOUN ST	6
16	1221 - 1223 SMITHSON ST	2
16	1304 - 1324 N WASHINGTON ST	11
16	1716 - 1728 N CAREY ST	7
16	2123 - 2131 VINE ST	5
16	2143 - 2151 VINE ST	5
16	2700 - 2710 KENNEDY AVE	6
16	3 - 9 S PAYSON ST	4
16	3105-07 & 4930-32 W GARRISON AVE & PALMER AVE	4
16	316-332 N BRUCE ST	9
16	4402 - 4414 DAYTONA AVE	7

Exhibit D: Sample of Photography of MSA Demolition & Deconstruction

1040-1041 Argyle Avenue



1919-1927 Etting Street



2701 Classen Avenue



2713 Classen Avenue



2229 Etting Street



1705-1711 & 1733-1735 N. Castle Street



1309-1317 Mosher Street

1806-1812 Laretta Avenue



4-16 Mount Street



1702-1712 N. Montford Avenue



1834-1842 N. Collington Avenue



1710-1724 N. Collington Avenue



2430-2438 E. Chase Street



Exhibit E: Request for Applications (RFA) Awards FY16-FY18

FY	Organization Name	Project Name	Award Amt
2016	American Communities Trust	Baltimore Food Hub, Phase I	\$200,000
2016	Central Baltimore Partnership, Inc.	Waverly Commons Phase III	\$250,000
2016	City Life - Community Builders	Residential Rehab in Oliver and Broadway East	\$150,000
2016	East Baltimore Development Inc.	Eager Park Demolition	\$800,000
2016	East Baltimore Development Inc.	Castle Street Demolition	\$250,000
2016	Empire Homes of Maryland, Inc.	Restoration Gardens 2	\$250,000
2016	Hamilton-Lauraville Main Street, Inc.	Strand Theater	\$225,000
2016	Marian House, Inc.	Blessed Sacrament Supportive Housing Project	\$150,000
2016	Southwest Partnership	Lion Brothers Building Rehabilitation	\$250,000
2016	TRF Development Partners	Preston Place IX	\$250,000
2016 RFA Award Total			\$2,775,000
2017	Baltimore Dept. of Housing and Community Development	Marshall Gardens Site Development	\$1,200,000
2017	Baltimore Dept. of Housing and Community Development	Landmark Stabilization Program	\$250,000
2017	Baltimore Dept. of Housing and Community Development	O'Donnell Heights Redevelopment	\$1,050,000
2017	Central Baltimore Partnership, Inc.	Historic East 22nd Street Project - Stabilization and Rehabilitation	\$200,000
2017	Central Baltimore Partnership, Inc.	Barclay CORE Redevelopment	\$425,000
2017	Central Baltimore Partnership, Inc.	Redevelopment of 226 East Lafayette	\$120,000
2017	City Life - Community Builders	Home Stabilization and Neighborhood Revitalization	\$250,000
2017	Coppin Heights Community Development Corporation	Center for Health Care and Healthy Living	\$175,000
2017	Downtown Partnership of Baltimore, Inc.	Le Mondo - Redevelopment to arts incubator	\$300,000
2017	Downtown Partnership of Baltimore, Inc.	Current Space Expansion - Stabilization and Renovation	\$500,000
2017	Druid Heights Community Development Corporation	Sphinx Club/Arch Social Club	\$325,000
2017	Druid Heights Community Development Corporation	Druid Hill Development Project	\$500,000
2017	East Baltimore Development Inc.	Eager Street Town Homes Site Preparation Project	\$500,000
2017	Empire Homes of Maryland, Inc.	Restoration Gardens 2	\$400,000
2017	Episcopal Housing Corporation	Roberta's House - Development	\$500,000
2017	Episcopal Housing Corporation	Development of Sojourner Place at Argyle	\$175,000
2017	Habitat for Humanity of the Chesapeake, Inc.	Ward St. Demolition Project	\$150,000
2017	Habitat for Humanity of the Chesapeake, Inc.	Woodbourne McCabe Stabilization project	\$125,000
2017	Habitat for Humanity of the Chesapeake, Inc.	Sandtown Stabilization Project	\$310,000
2017	Mount Royal Community Development Corporation	Madison Park North Mixed-Used Development Project	\$2,000,000
2017	Neighborhood Housing Services of Baltimore, Inc.	Walbrook Lumber/North Avenue Revitalization	\$2,000,000
2017	New Shiloh Community Development Corporation	North Avenue Gateway II - Acquisition, Demolition & Redevelopment	\$500,000
2017	Southwest Partnership	1600 W Pratt Street Renovations	\$280,000
2017	Southwest Partnership	Acquisition/Demolition	\$350,000
2017	Strong City Baltimore	The Hoen Lithograph Building	\$400,000
2017	TRF Development Partners	Regester Place - Rehabilitation	\$985,000
2017	TRF Development Partners	Preston East - Rehabilitation	\$450,000
2017	Unity Properties, Inc.	Bon Secours Youth Development Center	\$450,000
2017	Unity Properties, Inc.	New Shiloh Village Apartments	\$600,000
2017	Upton Planning Committee, Inc.	The Duplexes at Dolphin Street	\$140,000
2017	Upton Planning Committee, Inc.	Upton's Historic Marble Hill Redevelopment	\$500,000
2017 RFA Award Total			\$16,110,000
2018	AHC Greater Baltimore, Inc.	Winans Way Predevelopment Work	\$750,000
2018	Central Baltimore Partnership, Inc.	Greenmount and North Avenues Mixed-Use	\$120,000
2018	Central Baltimore Partnership, Inc.	Barclay Phase 4 CORE Redevelopment	\$425,000
2018	Central Baltimore Partnership, Inc.	Greenmount Recreation Center Multipurpose Field	\$100,000
2018	Central Baltimore Partnership, Inc.	Re-Development of the USPS Site at 60 W. Oliver Street	\$500,000
2018	City Life - Community Builders	Neighborhood Stabilization-Oliver and Broadway	\$600,000
2018	East Baltimore Development Inc.	EBDI Northwest Demolition Project	\$500,000
2018	Empire Homes of Maryland, Inc.	EHM@Coldstream	\$120,000
2018	Healthy Neighborhoods, Inc.	Tivoly Triangle Redevelopment	\$500,000
2018	Historic East Baltimore Community Action Coalition, Inc.	Station East II	\$300,000
2018	Housing Development and Neighborhood Preservation Corporation	Henneman Avenue Project	\$250,000
2018	Mary Harvin Transformation Center Community Development Corporation	Mary Harvin Health and Wellness Center/Family Housing	\$600,000
2018	Morgan State University Foundation, Inc.	Northwood Commons	\$1,000,000
2018	Neighborhood Housing Services of Baltimore, Inc.	Walbrook Mill Expansion	\$1,000,000
2018	Parks & People Foundation, Inc.	Liberty Square Revitalization: A Partnership Between Mount Lebanon and Parks & People	\$300,000
2018	Red Line Investors, Inc	Franklintown Neighborhood Revitalization	\$200,000
2018	Southwest Partnership	W Baltimore Street	\$1,000,000
2018	Southwest Partnership	Lease to Purchase	\$500,000
2018	Strong City Baltimore	The Hoen Lithograph Building	\$1,500,000
2018	TRF Development Partners	Greenmount & Chase Multifamily	\$1,200,000
2018	Unity Properties, Inc.	Bon Secours Apartments V	\$500,000
2018	Upton Planning Committee, Inc.	Lenox Theatre Project	\$200,000
2018	Upton Planning Committee, Inc.	Upton Homeownership Initiative	\$2,000,000
2018	War Horse Cities CDC, Inc.	Mount Street Phase II	\$350,000
2018 RFA Award Total			\$14,515,000